

COMMITTEE AMENDMENT FORM

DATE: 10/15/03

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #03-O-0581 SECTION (S)

RESOLUTION I. D. #03-R- PARA.

AMENDS THE LEGISLATION BY ADDING THE FOLLOWING FIVE (5) CONDITIONS:

- (1) TWENTY-FOUR (24) HOUR SECURITY SHALL BE PROVIDED.
- (2) CONDITIONED ON THE SITE PLAN DATED OCTOBER 15, 2003.
- (3) THE CREATION OF AN ADVISORY BOARD TO INCLUDE REPRESENTATION FROM SURROUNDING COMMUNITIES OF BETMAR-LAVILLA, PARK PLACE SOUTH, LAKEWOOD AND BROWNSMILL.
- (4) WRITTEN NOTIFICATION WILL BE PROVIDED TO COMMUNITY STAKEHOLDERS AND ADVISORY BOARD MEMBERS OF ANY PUBLIC SAFETY ISSUES WHICH RESULT IN THE ARREST OF PERSON(S) FROM THE FACILITY.
- (5) A CERTIFICATE OF OCCUPANCY SHALL BE OBTAINED WITHIN THREE YEARSOFTHE DATE OF ADOPTION OF THIS LEGISLATION; OTHERWISE THIS SPECIAL USE PERMIT SHALL BE VOID.

AMENDMENT DONE BY COUNCIL STAFF.

CONDITIONS FOR U-03-08

- (1) TWENTY-FOUR (24) HOUR SECURITY SHALL BE PROVIDED.**
- (2) CONDITIONED ON THE SITE PLAN DATED OCTOBER 15, 2003.**
- (3) THE CREATION OF AN ADVISORY BOARD TO INCLUDE REPRESENTATION FROM SURROUNDING COMMUNITIES OF BETMAR-LAVILLA, PARK PLACE SOUTH, LAKEWOOD AND BROWNSMILL.**
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03-0 -0581

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-03-08
3-11-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-11.005(1)(e) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Congregate Care Home** is hereby approved. Said use is granted to **Covenant House of Georgia** and is to be located at **2468-2488 Lakewood Avenue, S.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **91** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinances are hereby repealed.

Conditions for U-03-08

1. Site plan entitled "Renovation to Covenant House" prepared by Warner Summers Ditzel Benefield Ward and Associates, Architecture/Interior Design, dated June 18, 2003 and marked received by the Bureau of Planning July 18, 2003 consisting of two(2) sheets individually identified as "Exterior Elevation" and "Site Plan".
2. The existing barbed wire shall be removed from all fencing.
3. The maximum number of patient beds in this facility shall be forty (40).

RENOVATION TO .
COVENANT HOUSE



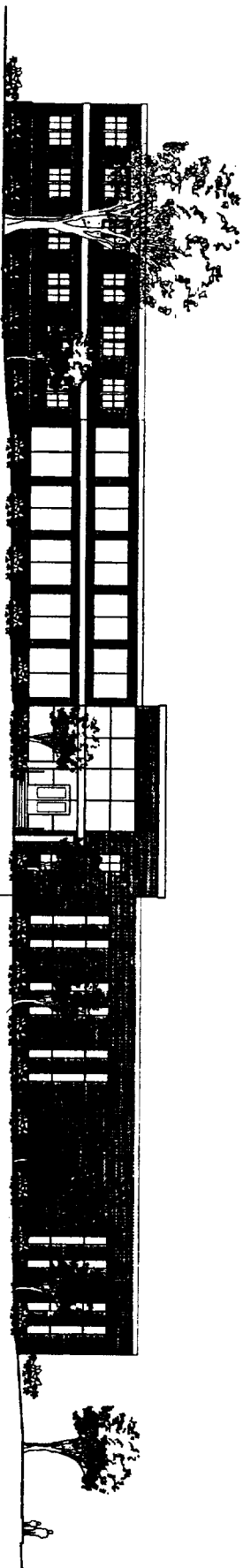
ATLANTA, GEORGIA

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COMMUNICATIONS SECTION
☐ TELETYPE
☐ TELEPHONE
DATE 12/29/63
TIME 11:00
COMM. NO. 10000

STATE OF CALIFORNIA
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DRAWING TITLE	
EXTERIOR ELEVATION	
DRAWING NO.	SHEET NO.
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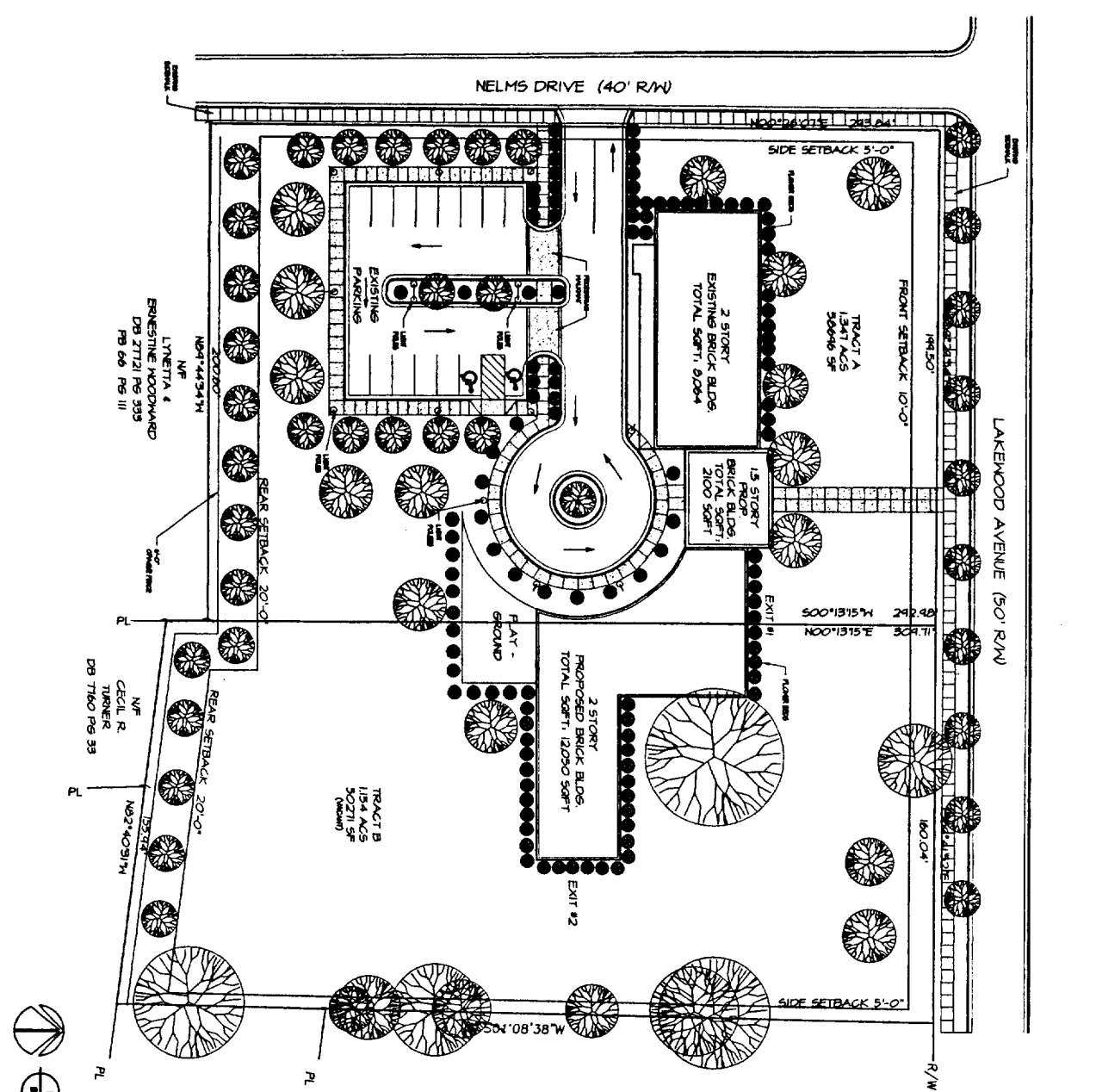


1
LAKWOOD AVENUE ELEVATION
DATE: 1-1-78
REVISED

1

4-3-08

Sheet 1 of 2



ZONING ANALYSIS	
LOCATION:	2469 LAKEWOOD AVENUE LAND LOT 91 14TH DISTRICT OF FULTON COUNTY ATLANTA, GEORGIA 30315
ZONING:	C-1
NET LOT AREA	108,967 SQFT
GROSS LOT AREA (BLA)	116,215 SQFT
TOTAL FLOOR AREA	EXISTING = 8,084 SQFT PROPOSED = 14,150 SQFT EXIST. + PROP. = 22,234 SQFT
NUMBER OF LODGING UNITS PROPOSED:	TOTAL FLOOR AREA/BLA = 20
OPEN SPACE REQUIREMENTS	TOTAL OPEN SPACE = 76 x 61.4 USABLE OPEN SPACE = 32 x 61.4
OPEN SPACE PROVIDED	TOTAL = 108,967 SQFT USABLE = 108,967 SQFT
SETBACKS	FRONT (LAKEWOOD) = 10'-0" REAR = 20'-0" SIDE YARD (NELMS) = 5'-0" SIDE YARD (LAKEWOOD) = 5'-0"
MAXIMUM ALLOWABLE BUILDING HEIGHT	35'-0"
PROPOSED BUILDING HEIGHT	35'-0"
PARKING REQUIREMENTS (1 space per 4 beds)	10 SPACES REQUIRED 15 SPACES PROVIDED

SITE PLAN

APPROVED FOR CONSTRUCTION

DATE: 11/18/18

BY: [Signature]

Sheet 2 of 2

RENOVATION TO - COVENANT HOUSE

ATLANTA, GEORGIA

Warner Summers Dixie Benefield Ward & Associates

ARCHITECTS

1000 Peachtree Street, N.E.

Atlanta, Georgia 30309

Phone: 404.525.1234

Fax: 404.525.1235

www.warner-summers.com

PERMITS

RECEIVED

DATE: 11/18/18

BY: [Signature]

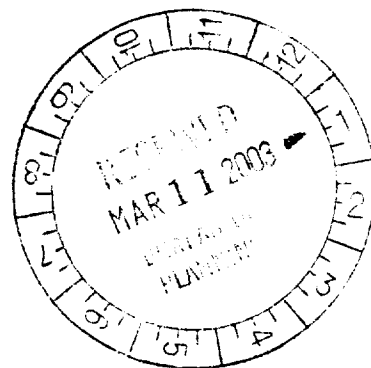
SITE PLAN

50.1

LYING AND BEING IN Land Lot 91 of the 14th District of Fulton County, Georgia, City of Atlanta, and more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Nelms Drive and the southerly right-of-way line of Lakewood Avenue, thence along the southerly right-of-way line of Lakewood Avenue, South 89 degrees 29 minutes 54 seconds East, 199.50 feet to a 1/2" rebar found. Thence along aforesaid right-of-way line of Lakewood Avenue, South 89 degrees 41 minutes 52 seconds East, 160.04 feet to a 1/2" rebar found. Thence leaving aforesaid right-of-way line of Lakewood Avenue and running along the western boundary line of the property now or formerly owned by Moselle M. Friedrich & Connie L. Forte and the western boundary line of the property now or formerly owned by Robert A. Hansen, South 01 degrees 08 minutes 38 seconds West, 328.81 feet to an iron pin set. Thence leaving aforesaid boundary line and running along the northeasterly boundary of the property now or formerly owned by Cecil R. Turner, North 82 degrees 40 minutes 31 seconds West, 155.94 feet to a 1/4" rebar found. Thence leaving aforesaid right-of-way and running along the eastern and northern boundary line of the property now or formerly owned by Lynetta & Ernestine Woodward, North 00 degrees 13 minutes 15 seconds East, 16.73 feet to an iron pin set, thence along aforesaid northern boundary line, North 89 degrees 44 minutes 34 seconds West, 200.60 feet to a 1/4" rebar found on the easterly right-of-way line of Nelms Drive. Thence along the easterly right of way line of Nelms Drive, North 00 degrees 26 minutes 07 seconds East, 293.84 feet to a 1/2" rebar found, said point being the point of beginning.

Said tract of land containing 2.501 acres and being shown on and described according to that certain ALTA/ACSM Land Title Survey for Covenant House, Georgia by Rochester & Associates, Inc., dated February 27, 2003, and bearing the seal of Mark A. Buckner, Georgia RLS # 2422, which survey is hereby made part of this legal description by this reference.



U-03-08